

**Conference of Western Wayne
Testimony by Jordyn Salmon, Assistant Director
Opposing SB 313**

**Committee on Local Government
Representative Amanda Price, Chair
12-4-14**

My name is Jordyn Salmon and I am the Assistant Director for the Conference of Western Wayne. Our 18 Mayors and Supervisors represent 700,000 residents and over 100,000 businesses.

The Conference of Western Wayne opposes the passage of Senate Bill 313 as it would affect many of our communities negatively.

For example, in Redford Township the code and building inspection departments are self-funded and not supported by the General Fund, this bill would limit the Township's ability to properly ensure the safety of its residents and the property values of its neighborhoods.

Additionally, the recent recession created an increase in landlords by default, not intent. It has allowed persons to purchase seriously distressed properties for low cost and attempt to lease them without bringing them up to code. This includes renting them with serious safety violations.

Redford Township and the City of Dearborn both saw a marked increase in the number of rental units as a result of the foreclosure crisis. Complaints about these properties continue to be more than those that are owner occupied; both from the tenants and neighboring property owners.

Our communities must be able to access the properties in question in order to ensure the health and safety of our residents and neighbors, as well as to ensure local and building code enforcement.

The Mayors and Township Supervisors of the Conference of Western Wayne believe this legislation will shelter those landlords that are not up to par. The victims will be those living in rental housing, homeowners and surrounding neighborhoods and local government's ability to provide services due to declining property values.

Thank you for your time.